

STATE MS.-DE SOTO CO.

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JAN 6 4 16 PM '97

CLAIR M. JONES, ET UX

BK 311 PG 141
W.E. DAVIS CH. CLK.

GRANTOR(S)

TO

ASSUMPTION
WARRANTY DEED

STEPHANIE S. BURTON

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, CLAIR M. JONES, and Wife, MARY E. JONES, do hereby bargain, sell, convey, and warrant unto

STEPHANIE S. BURTON

the following described property being situated in the State of Mississippi, County of Desoto, being more particularly described as follows, to-wit:

Lot 2, Section A, The Branch Subdivision, in Section 35, Township 1 South, Range 6 West, City of Olive Branch, Desoto County, Mississippi, as shown by the plat appearing of record in Plat Book 31, Page 47-48, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration for this transfer is the assumption by the Grantee of the indebtedness owed to Union Planters Bank as evidenced by the promissory note and deed of trust executed by Clair M. Jones et ux dated September 1, 1989, and recorded in Deed of Trust Book 483 page 790 as recorded in the records of the Chancery Court Clerk of DeSoto County, Mississippi, assigned to Union Planters National Bank by instrument dated September 1, 1989, and recorded in Deed Book 484 page 693, securing a current principal indebtedness of \$82,884.09 as of February 13, 1995, which the Grantees assume and agree to pay. All escrow funds held by the secured party being assigned to the Grantors herein.

The warranty in this deed is subject to subdivision and zoning regulations in effect and to easements for public roads and public utilities of record for the City of Olive Branch, Desoto County, Mississippi. Further, the warranty is subject to restrictive

covenants of record.

Taxes are pro-rated by the escrow transfer for 1995 and Grantee shall pay hereafter. Buyer is now in possession.

WITNESS OUR SIGNATURES THIS THE 13th DAY OF FEBRUARY 1995.

Clair M. Jones
CLAIR M. JONES, GRANTOR

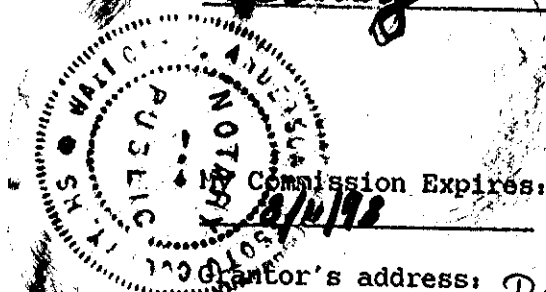
Mary E. Jones
MARY E. JONES, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named CLAIR M. JONES and wife, MARY E. JONES who acknowledged that they executed, signed, and delivered the above and foregoing Assumption Warranty Deed on the date and year shown thereon as their free and voluntary act and for the purposes therein expressed.

GIVEN UNDER my hand and seal of office, this the 13th day of February, 1995.

Wallace C. Anderson
NOTARY PUBLIC



Grantor's address:

Rural Route 7, Box 213 A, Corinth, MS 38834

H #: (601) 895-2229 (901) 345-7134

W #: 286-3199

Grantees' address: 6910 Branch Road
Olive Branch, Mississippi 38654
H #: (601) 349-9440
W #: Beeper#(901) 533-5906

Prepared by and return to: Wallace C. Anderson
Attorney At Law
Post Office Box 64
Olive Branch, Mississippi 38654
(601) 895-4390